

MINUTES

IMPERIAL BEACH CITY COUNCIL REDEVELOPMENT AGENCY PLANNING COMMISSION PUBLIC FINANCING AUTHORITY

FEBRUARY 18, 2009

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers present:	McCoy, King, McLean
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg

Staff present:	Assistant City Manager Ritter; City Attorney Lough; City Clerk Hald
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PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

MAYOR JANNEY recommended Item No. 2.3 be removed from the agenda, Item No. 6.6 be moved to a future agenda; and Item No. 6.4 taken before Item No. 6.1.

MOTION BY MCCOY, SECOND BY MCLEAN TO REMOVE ITEM NO. 2.3 – RESOLUTION NO. R-09-173 – APPROVING AGREEMENT WITH DIRT CHEAP DEMOLITION, INC. FOR DEMOLITION OF SINGLE-FAMILY DWELLING AT 776 10TH STREET FROM THE AGENDA, MOVE ITEM NO. 6.6 – TIDELANDS ADVISORY COMMITTEE APPOINTMENT TO FILL ONE (1) POSITION WITH A TERM EXPIRING DECEMBER 31, 2009 TO A FUTURE AGENDA AND TO TAKE ITEM NO. 6.4 BEFORE ITEM NO. 6.1. MOTION CARRIED UNANIMOUSLY.

MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE & COMMUNITY ANNOUNCEMENTS

COUNCILMEMBER MCCOY announced she and Councilmember King attended the WALKSan Diego event where the City was given a Golden Footprint Award for the Old Palm Ave. Streetscape Improvement Plan; due to a recent article about horrible conditions at the Chula Vista Animal Shelter, she contacted the current and previous directors of the Chula Vista Animal

Shelter and she was informed that changes will be implemented that will improve conditions for the animals; better information will be provided with regard to animal control services in I.B.

COUNCILMEMBER KING reported on the South County Economic Development Council meeting where they received a presentation on tourism in Tijuana; he noted cleanup of weeds and debris from the Palm Ave. median located within the City of San Diego; he reported on the SANDAG meeting where they discussed interest rate swaps in order to keep projects ongoing; and announced people in Solana Beach are offsetting their carbon footprint by purchasing land in the rainforest in Ecuador.

COUNCILMEMBER MCLEAN announced that on February 21 will be the unveiling of the "One with the Wave" art piece and Councilmember McCoy and Dr. McCoy will give a presentation on the history of the Tijuana Estuary; MTS will hold a meeting tonight to explain why they are cutting services and raising prices, and noted that Imperial Beach routes 933 and 934 will not be affected.

MAYOR PRO TEM BRAGG announced the passing of longtime Imperial Beach resident Mary Wilder who was 93.

MAYOR JANNEY announced according to Councilmember Hueso's office emergency funds have been earmarked to fix the westbound lane of Palm Ave. to fix the road surface; and clarified that private contributions are being used for the purchase of the rainforest land.

COMMUNICATIONS FROM CITY STAFF

ASSISTANT CITY MANAGER RITTER announced the Sandcastle Committee scheduled a community meeting for February 21 at 11:00 a.m. at Veterans Park.

PUBLIC COMMENT

JUNE ENGLE, I.B. Branch Librarian, corrected a previous statement saying that the RFID's system is being funded through a grant, not a bond, and implementation of the system is scheduled for March; she spoke about the upcoming story times and announced volunteer Mae Trager was selected as Volunteer of the Year for the S.D. County Library System.

PRESENTATIONS (1.1 - 1.4)

1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)

MAYOR JANNEY presented the Recycle All-Star Award Certificate and used oil-recycling premiums to Yuri Coenen.

MARCO TOPETE, of EDCO, presented the \$100.00 check to Ms. Coenen.

1.2 PRESENTATION ON UNDERSTANDING GLOBAL CLIMATE CHANGE BY EMILY YOUNG, DIRECTOR, ENVIRONMENT ANALYSIS & STRATEGY, SAN DIEGO FOUNDATION. (0230-40)

EMILY YOUNG, of the San Diego Foundation, gave a presentation.

1.3 PRESENTATION ON THE IMPERIAL BEACH PIER MARKET STUDY AND DEMAND ANALYSIS BY PAUL FANFERA, ASSISTANT VICE PRESIDENT, OPERATIONS, SAN DIEGO UNIFIED PORT DISTRICT. (0150-70 & 0920-20)

PORT COMMISSIONER BIXLER gave an update on Port District matters.

PAUL FANFERA, of the San Diego Unified Port District, gave a PowerPoint presentation on the item.

City Council provided positive comments on the San Clemente Pier Restaurant and discussed the possibilities of a similar restaurant at the foot of the Imperial Beach pier, concern was raised about rising oceans, and a desire to hold a workshop to discuss the Port District's next CIP cycle.

MAYOR JANNEY requested the Port Commissioner's attendance at the workshop in order to participate in the discussion.

1.4 PRESENTATION ON THE SCRIPPS INSTITUTION OF OCEANOGRAPHY – SURF ZONE MONITORING PROJECT BY MICHELE OKIHIRO, Ph.D., UNIVERSITY OF CALIFORNIA, SAN DIEGO. (0220-50)

DR. MICHELE OKIHIRO, of the Scripps Institution of Oceanography, gave a presentation and responded to Council's concerns regarding the importance of public awareness and education on the project.

CONSENT CALENDAR (2.1 - 2.3)

MOTION BY MCCOY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.2. MOTION CARRIED UNANIMOUSLY.

2.1 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 68014 through 68099 with the subtotal amount of \$794,776.08; and Payroll Checks 40695 through 40744 for the pay period ending 01/26/09 with the subtotal amount of \$139,851.22; for a total amount of \$934,627.30.

2.2 RESOLUTION NO. 2009-6715 – ADOPTING THE FISCAL YEAR 2009 DISADVANTAGED BUSINESS ENTERPRISE RACE NEUTRAL (DBE) ANNUAL GOAL. (0380-08)

Adopted resolution.

2.3 ITEM PULLED.

ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3.1)

3.1 ORDINANCE NO. 2009-1082 – SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE: SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661. (0660-43)

MAYOR JANNEY declared the public hearing open.

ASSISTANT CITY MANAGER RITTER introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a PowerPoint presentation on the item; he reported that the applicant is proposing a 2,500 square foot rooftop patio/garden, a low wall topped by glass railings and wind shields, projections located above the elevators and stairway that extend beyond the height limit, an enclosed service area, and canopy; he reviewed the revised renderings; he noted that the parking impact assessment associated with the roof deck addition were assessed and it was concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities; he recommended support for the proposal with the exception of the height of the northeast stairway enclosure.

ALLISON ROLFE, of Pacifica Companies, gave a PowerPoint presentation on the proposal; she stated that the rooftop patio would accommodate receptions of up to 150 people, would be used during peak bar time, and be used for occasional restaurant service; she requested support of the projection on the northeast corner to be at the same height of the two proposed elevator penthouses to maintain the balance of the overall design of the project.

COMMUNITY DEVELOPMENT DIRECTOR WADE announced a letter from the Lissoy Family Trust was submitted as Last Minute Agenda Information; and he recommended a revision to the last paragraph on page 5 of the ordinance by adding, "above mean sea level".

MARY CRIST questioned if there would be evacuation routes for the handicapped.

COMMUNITY DEVELOPMENT DIRECTOR WADE responded that the project will be ADA compliant and all elements of the project will be accessible for ingress and egress; and the roof will be fully accessible.

City Council expressed appreciation for staff adhering to the code and there was support for maintaining the design as presented in order to keep the symmetry of the building and balance of the architecture.

MOTION BY MCCOY, SECOND BY BRAGG, TO CONTINUE THE PUBLIC HEARING TO MARCH 4, 2009. MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY called for the reading of the title of Ordinance No. 2009-1082.

CITY CLERK HALD read the title of Ordinance No. 2009-1082, an Ordinance of the City Council of the City of Imperial Beach, California, amending the Seacoast Inn Specific Plan (GPA 03-095) by deleting specified height limits that apply to qualified projections above the roof line for an approved 4-story, 78 room hotel located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone. MF 661.

MOTION BY MCCOY, SECOND BY MCLEAN, TO DISPENSE THE FIRST READING AND INTRODUCE ORDINANCE NO. 2009-1082 AS AMENDED BY TITLE ONLY, SET THE MATTER FOR ADOPTION AT THE NEXT REGULAR CITY COUNCIL MEETING OF MARCH 4, 2009, AND AUTHORIZE THE PUBLICATION IN A NEWSPAPER OF GENERAL CIRCULATION. MOTION CARRIED UNANIMOUSLY.

CITY ATTORNEY LOUGH clarified for the record that the project is not exceeding the height limit; City Council is interpreting the law and reasonableness of the projections above the height limit.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1)

5.1 RESOLUTION NO. 2009-6716 – ADOPTING AMENDMENT NO. 8 TO THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009 THROUGH 2013. (0680-80)

MAYOR JANNEY and COUNCILMEMBER KING announced they had potential conflicts of interest on the item as their residences are located within 500 feet of the project and left Council Chambers at 8:36 p.m.

MAYOR PRO TEM BRAGG declared the public hearing open.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item; he read for the record the new list of proposed streets (Exhibit A to Resolution No. 2009-6716), submitted as Last Minute Agenda Information.

MAYOR PRO TEM BRAGG closed the public hearing.

MOTION BY MCCOY, SECOND BY MCLEAN, TO ADOPT RESOLUTION NO. 2009-6716 – ADOPTING AMENDMENT NO. 8 TO THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009 THROUGH 2013. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS:	MCCOY, MCLEAN, BRAGG
NOES:	COUNCILMEMBERS:	NONE
DISQUALIFIED:	COUNCILMEMBERS:	KING, JANNEY (DUE TO POTENTIAL CONFLICTS OF INTEREST)

REPORTS (6.1 - 6.6)

6.4 PUBLIC NOTICE OF DECLARATION OF STAGE 1 WATER WATCH; REVIEW OF. (0230-70 & 0840-05)

ASSISTANT CITY MANAGER RITTER introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item and stressed that by July of this year it is anticipated that the City will be in some stage of mandatory water restrictions.

BRIAN BRUCE, Manager of CalAm, reviewed the new tiered rate structure; he anticipated the new rates would go into effect next month; he provided copies of CalAm's Voluntary Water Conservation Program; and spoke about a possible water restriction in July.

MOTION BY MCLEAN, SECOND BY MCCOY, TO AFFIRM THE CITY MANAGER'S DECLARATION OF STAGE 1 WATER WATCH. MOTION CARRIED UNANIMOUSLY.

6.1 RESOLUTION NO. R-09-174 – PALM AVENUE COMMERCIAL CORRIDOR MASTER PLAN FINAL DRAFT. (0620-90 & 0640-90)

ASSISTANT CITY MANAGER RITTER introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a report on the item.

MUKUL MALHOTRA, of Moore Iacofano Goltsman (MIG), gave a PowerPoint presentation on the item; he reviewed the planning process, the overall vision for the project, the design concepts for each sector, the design guidelines, traffic analysis, and cost estimates.

COMMUNITY DEVELOPMENT DIRECTOR WADE stated he would review the Park Sector alternatives with Councilmember King; he stressed the significance of the traffic analysis; he noted that it was a pleasure to work with MIG; and he recommend two resolutions be approved: Redevelopment Agency Resolution No. R-09-174 and City Council Resolution No. 2009-6717.

MOTION BY MCLEAN, SECOND BY BRAGG, TO ADOPT RESOLUTION NOS. R-09-174 AND 2009-6717 – APPROVING THE PALM AVENUE COMMERCIAL CORRIDOR MASTER PLAN FINAL DRAFT. MOTION CARRIED UNANIMOUSLY.

6.2 REQUEST FOR QUALIFICATIONS/PROPOSALS FOR REAL ESTATE DEVELOPMENT IN IMPERIAL BEACH. (0640-20)

ASSISTANT CITY MANAGER RITTER introduced the item.

REDEVELOPMENT COORDINATOR SELBY gave a report on the item; he stated that the pre-submission meeting had been changed to March 25 to allow additional time for advertising; and he reviewed the scope of the development.

COUNCILMEMBER KING expressed concern about the Agency incurring the costs for demolishing the structures; he questioned if this item could be omitted for use as a bargaining chip at a later point.

REDEVELOPMENT COORDINATOR SELBY responded staff's desire is to eliminate any deterrents to the developer by demolishing the structures to rough grade; he noted that this item can be removed, negotiated, or left in place, and still a developer could come forward and request they perform the demolition; he stressed that the RFQ/P is simply a guideline and recommended moving forward as proposed.

MOTION BY MCLEAN, SECOND BY BRAGG, TO AUTHORIZE THE ISSUANCE OF A REQUEST FOR QUALIFICATIONS/PROPOSALS FOR REAL ESTATE DEVELOPMENT IN IMPERIAL BEACH. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COUNCILMEMBERS:	MCCOY, MCLEAN, BRAGG, JANNEY
NOES:	COUNCILMEMBERS:	KING
ABSENT:	COUNCILMEMBERS:	NONE

6.3 REVIEW AND ADOPT COUNCIL'S STRATEGIC GOALS FOR 2009-2014 AS DISCUSSED AT THE JANUARY 2009 STRATEGIC PLANNING WORKSHOP. (0100-10)

Due to the late hour, MAYOR JANNEY recommended the item be moved to a future agenda.

MOTION BY MCCOY, SECOND BY MCLEAN, TO MOVE ITEM NO. 6.3 – REVIEW AND ADOPT COUNCIL'S STRATEGIC GOALS FOR 2009-2014 AS DISCUSSED AT THE JANUARY 2009 STRATEGIC PLANNING WORKSHOP TO A FUTURE AGENDA. MOTION CARRIED UNANIMOUSLY.

6.5 RESOLUTION NO. 2009-6714 – AWARD OF PUBLIC WORKS CONTRACT, TO WIT: DEMPSEY HOLDER SAFETY CENTER WOOD FLOORING RESTORATION (F05-401) PROJECT AND AUTHORIZE THE TRANSFER OF FACILITIES MAINTENANCE FUND 504 ACCOUNT MONEYS TO DEMPSEY HOLDER FACILITY IMPROVEMENT (F05-401) PROJECT. (0910-20)

ASSISTANT CITY MANAGER RITTER introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a report on the item.

MOTION BY KING, SECOND BY MCCOY, TO ADOPT RESOLUTION NO. 2009-6714 – AWARD OF PUBLIC WORKS CONTRACT, TO WIT: DEMPSEY HOLDER SAFETY CENTER WOOD FLOORING RESTORATION (F05-401) PROJECT AND AUTHORIZE THE TRANSFER OF FACILITIES MAINTENANCE FUND 504 ACCOUNT MONEYS TO DEMPSEY HOLDER FACILITY IMPROVEMENT (F05-401) PROJECT. MOTION CARRIED UNANIMOUSLY.

6.6 TIDELANDS ADVISORY COMMITTEE APPOINTMENT TO FILL ONE (1) POSITION WITH A TERM EXPIRING DECEMBER 31, 2009. (0120-90)

Item removed from the agenda by prior Council action.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

MAYOR/COUNCIL REPORTS ON ASSIGNMENTS AND COMMITTEES

COUNCILMEMBER MCLEAN announced all of the bridges for the Bayshore Bikeway have been installed.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 10:05 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk